



Town of Barnstable
Planning & Development Department
Barnstable Economic Development Task Force
Meeting Minutes
May 24, 2019

Members Present: Alison Maloney (Chair), Matthew Eddy, Mark Sexton, Chuck Carey, Roy Catignani, Dan Ojala,

Members Absent: Beth Marcus, Terri Ahern, Bob Cody, Jason Siscoe, James H. Crocker, Jr. – President Town Council, Andy Clyburn – Assistant Manager of the Town of Barnstable

Staff: Elizabeth Jenkins - Director of Planning and Development, Mike Trovato – Economic Development Specialist
Jennifer Engelsen – Office Manager, Planning and Development Department

Others: Arden Cadrin – Housing Coordinator, Brian Florence – Building Commissioner, Paula K. Schnepf – Town Councilor

Alison called the meeting to order at 12:06 PM. She introduced two guests that were invited to the meeting Rob Brennan from CapeBuilt Development and Attorney Philip Boudreau.

A motion to accept the minutes was made by Roy and seconded by Mark, all in favor.

Roy informed the guests as to why they were invited. Explained a little of how the group was formed and what they were tasked to do. Alison wants to know what is working, what is not working. What has improved, what has not improved? Elizabeth shared that the group had broader issues at first but now they were narrowing down to specifics.

Attorney Boudreau shared his thoughts with the group. He would like to focus on zoning ordinances rather than personnel. He has seen improvements relating to communication and attitude. Sees ordinances as barriers. A majority of his work consists to research on pre-existing, non-conforming uses and it is sometimes impossible to obtain an affidavit. The language in the bylaws and amendments to the zoning maps do not always indicate what year changes were adopted. Attorney Boudreau would like to see the number of districts in the residential zones reduced, the Building Commissioner agrees. The Hyannis districts, he would like the town to go back to fewer districts and at least broaden the uses in this area. The transportation district is brutal, an area where almost no uses are allowed, could use some attention from a zoning perspective. The B district is the most liberal zone and needs to be fixed. Elizabeth shared that the zone is being looked at by the council. Parking requirements were discussed next. Pre-existing cannot conform. He would like to see this town broaden uses, lessen restrictions in the Hyannis area and make the districts more uniform.

Rob Brennan shared that he comes to the group wearing a few hats. He was a land use attorney, he sits on the County Economic Development Council and he is a developer. His focus now in Barnstable is work force housing and has accolades for the staff in town. The town has the resources to tackle the issues. Ability to do Regulatory Agreements in the GIZ (Sea Captains Row). He and Elizabeth were at the statehouse testifying on behalf of the Housing Choice Bill. State tools – zoning changes can be made if you have the support from your local representatives and senators. At a local level figure out the tools from the council, the Planning Board, the CPC what level of commitment will be for work force housing. You have to listen to the market, listen to the municipality. Rob made a suggestion to hosting a Housing Development Forum where you get questions and answers from potential developers who may have a preconceived notion that you cannot proceed on the Cape. This outlet would benefit a smaller developer who may not have the resources to navigate what is available. The issue of climate resilience was discussed.

Dan would like to see the availability of templates to create Regulatory Agreements. If there was an outline of the items needed, the process of moving forward on a project will be manageable.

The task force discussed the next step in writing conclusions from the meetings. The areas to focus on are:

-) Permit Coordinator
-) Access to water
-) Hyannis Water System fees
-) Permitting changes

Matt passed out material relating to septic system flow limitation regulations, a chart on maximum wastewater discharge allowed based on lot size and Chapter 360. On Site Sewage Disposal Systems, Article XV. Protection of Saltwater Estuaries interim regulations.

Elizabeth ended the meeting with an update on the Hyannis Parking Study.

Public Comment: none

Next Meeting: June 14 2019 at 12:00 PM

Adjournment: A motion to adjourn was made at 1:52 PM by Roy and seconded by Matt, all in favor.

Respectfully submitted,
Jennifer Engelsen – Planning and Development Department